

**RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF 9-11-13-15 WORCESTER STREET
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56**

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, Low Cost Housing, Inc. is a non-profit corporation desirous of rehabilitating housing in the South End Urban Renewal Area; and

WHEREAS, Low Cost Housing, Inc. has and is presently rehabilitating a number of other properties in the South End Urban Renewal Area; and

WHEREAS, the Boston Redevelopment Authority acquired the properties at 9-11-13-15 Worcester Street, South End Urban Renewal Area, from the City of Boston as tax titles; and

WHEREAS, a critical need exists in the South End Urban Renewal Area and throughout the City of Boston for decent housing;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Low Cost Housing, Inc. be and hereby is designated as developer of 9-11-13-15 Worcester Street, South End Urban Renewal Area, subject to:

- (a) Publication of all public disclosure and issuance of all approvals as required by the Housing Act of 1949, as amended;

(b) Approval by the Authority of final plans and specifications.

2. That disposal of said properties by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby determined that Low Cost Housing, Inc. possesses the qualifications and financial resources necessary to acquire and rehabilitate the land in accordance with the Urban Renewal Plan for the Project Area.

4. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement between the Authority as Seller and Low Cost Housing, Inc. as Buyer providing for the conveyance by the Authority of the properties at 9-11-13-15 Worcester Street in the South End Urban Renewal Area in consideration of One (\$1.00) Dollar and the Buyer's agreement to redevelop the property by rehabilitating the properties, such agreement to be in the Authority's usual form and to contain such other and further terms and provisions as the Director shall deem proper and in the best interests of the Authority;

That the Director is further authorized to execute and deliver a Deed conveying said properties pursuant to such disposition agreement and that the execution and delivery by the Director of such agreement and deed to which a certificate of this Resolution is attached shall be conclusive evidence that the terms and provisions thereof are by the Director deemed proper and in the best interests of the Authority.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposition transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the Redeveloper's Statement for Public Disclosure (Federal Form H-6004).

MEMORANDUM

July 10, 1969

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: HALE CHAMPION, DIRECTOR

SUBJECT: DESIGNATION OF DEVELOPER
DISPOSITION OF 9-11-13-15 WORCESTER STREET
SOUTH END URBAN RENEWAL AREA

SUMMARY: This memorandum requests the Authority to designate Low Cost Housing, Inc. as Redeveloper of 9-11-13-15 Worcester Street, South End Urban Renewal Area, and to authorize the Director to execute and deliver the Land Disposition Agreement and Deed to the said properties.

On May 22, 1969, the Authority tentatively designated Low Cost Housing, Inc. to rehabilitate the properties at 9-11-13-15 Worcester Street, South End Urban Renewal Area, which properties were acquired from the City of Boston as tax titles.

Pursuant to and since that tentative designation, the Redeveloper has requested from the Authority permission to enter the said premises prior to conveyance for the purposes of removing debris and generally preparing the properties for renovation and construction. The Authority on June 19 granted such permission.

Recently, the Authority received from the Redeveloper a letter indicating a desire to begin rehabilitation of the properties immediately with the Corporation's own funds in order to take advantage of the good construction weather. Should the Authority approve Low Cost Housing, Inc. as Redeveloper of said properties, the Redeveloper proposes to take title to these properties and begin construction by July 15.

Since the Redeveloper has sufficient corporate funds to rehabilitate the properties, it is recommended that Low Cost Housing, Inc. be designated as Redeveloper of properties at 9-11-13-15 Worcester Street and that the Director be authorized to execute a Land Disposition Agreement and Deed.

An appropriate Resolution is attached.

Attachment

